



**167 Angelica Road**

Lincoln, LN1 1BE



Book a Viewing!

**£175,000**

A well presented Top Floor Two Bedroom Apartment offering modern open plan living, a private balcony overlooking the Foss Dyke and an allocated parking space. The property is offered for sale with no onward chain, making it an ideal opportunity for first time buyers or investors alike. Finished with contemporary fixtures and fittings throughout, the apartment provides comfortable, low maintenance living within a convenient residential location. The accommodation comprises of an Entrance Hallway, open plan Living Kitchen Area, Two Double Bedrooms and a modern Bathroom.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – B.

**LOCAL AUTHORITY** - Lincoln City Council.

**TENURE** - Leasehold.

**VIEWINGS** - By prior appointment through Mundys.

**LOCATION**

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Lincoln Bishop University.



## ACCOMMODATION

### ENTRANCE HALL

A welcoming entrance space with built-in cloakroom cupboards, UPVC double glazed window to the rear aspect, radiator, access to both bedrooms, bathroom and the open plan living area and Loft access.

### OPEN PLAN LIVING

14' 8" x 23' 5" (4.47m x 7.14m) A generous and well proportioned open plan living space incorporating a fitted kitchen with a range of wall and base units, laminate worktops and a 1½ stainless steel sink with mixer tap, appliances include a gas hob with electric oven and extractor over and spaces for a fridge freezer and washing machine. The space offers ample room for both dining and lounge furniture, finished with lino flooring, spotlights, radiator and wall mounted boiler discreetly housed within a cupboard, double glazed sliding doors open directly onto the balcony, enjoying views over the Foss Dyke and allowing natural light to fill the room.

### BEDROOM 1

8' 9" x 12' 2" (2.67m x 3.71m) A comfortable double bedroom with UPVC double glazed window to the front aspect and radiator.

### BEDROOM 2

6' 7" x 12' 2" (2.01m x 3.71m) A second double bedroom with UPVC double glazed window to the front aspect and radiator.

### BATHROOM

A modern three piece suite comprising of WC, pedestal wash basin, bath with mains shower over, tiled wall splashbacks, lino flooring, radiator and extractor fan.

### OUTSIDE

The property benefits from an allocated parking space.



### LEASEHOLD INFORMATION

Length of Lease - 999 years (from 01January 2012)

Years Remaining on Lease - 985 years

Annual Ground Rent - £165.88 (2026)

Ground Rent Reviewed - Annually in TBC

Annual Service Charge Amount - £1415.22 (includes Building Insurance)

Service Charge Reviewed - Annually in TBC

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.





#### WEBSITE

Our detailed web site shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

#### SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our **QUALIFIED/SPECIALIST VALUERS**. Ring or call into one of our offices or visit our website for more details.

#### REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co., Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

Caverings will be able to provide information and services they offer relating to removals. Should you decide to instruct them we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

#### BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556084 and ask for Steven Spivey MRICS.

#### GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

#### NOTE

1. None of the services or equipment have been checked or tested.

2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### GENERAL

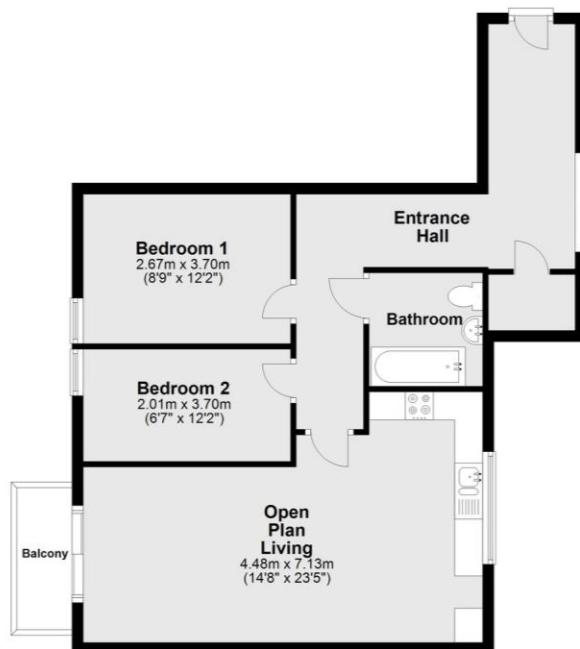
If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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### Third Floor



Total area: approx. 65.9 sq. metres (709.6 sq. feet)

29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

22 King Street  
Southwell  
NG25 0EN  
01636 813971

46 Middle Gate  
Newark  
NG24 1AL  
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

